

124

LOT

## Cardiff

### 45 Blandon Way, South Glamorgan, Wales CF14 1EH

#### BY ORDER OF THE SALVATION ARMY

**Tenure**  
Freehold.

**Location**  
The property is located on Blandon Way which is accessed off Merthyr Road. Local shops and amenities are available along Merthyr Road with the more extensive shopping facilities of Cardiff city centre being accessible approximately 3 miles to the south. Llandaf Rail Station is to the west and the nearby A470 provides direct access to the M4 motorway to the north.

**Description**  
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from off-street parking to the front and a garden to the rear.

A Freehold Semi-Detached House subject to an Assured Shorthold Tenancy

**Accommodation**  
**Ground Floor** – Reception Room, Kitchen/Diner  
**First Floor** – Three Bedrooms, Bathroom

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 28th August 2009 at a current rent of £9,036 per annum (holding over).

**To View**  
There will be a viewing on Friday 24th October between 2.00 – 2.30 p.m.

**Seller's Solicitor**  
Messrs LCF Law (Ref: Ms Julie MacGregor).  
Tel: 01274 848821.  
Email: jmacgregor@lcf.co.uk

**Current Rent Reserved**  
**£9,036 per annum**  
**(equivalent)**

**INVESTMENT –**  
**Freehold House**



125

LOT

## Enfield

### Land to the South of Southbury Road, Middlesex EN1 1PL



**BY ORDER OF TILCO LTD**  
A Freehold Parcel of Land extending to  
Approximately 0.08 Hectares (0.20 Acres)

**Tenure**  
Freehold.

**Location**  
Southbury Road (A110) adjoins the Great Cambridge Road (A10). The land itself runs to the south of Southbury Road between Stanley Road and Fotheringham Road. Shops and amenities are available in Enfield town centre to the west. Enfield Town Rail Station is within approximately a ten minute walk to the west.

**Description**  
The property comprises an irregular shaped access way for 'Pemberton Court', a purpose built block of flats to the west of the land together with further land to the south. The land extends to approximately 0.08 hectares (0.20 acres).



**Accommodation**  
**Total Site Area Approximately 0.08 Hectares**  
**(0.20 Acres)**

**VAT**  
VAT is applicable to this Lot.

**Freehold Site**

126

LOT

## Woodford

### Land to the North of Broadmead Road, Essex IG8 7DX



**BY ORDER OF TILCO LTD**  
Two Freehold Sites extending to  
Approximately 0.05 Hectares (0.12 Acres) in  
Total. To be offered Collectively as One Lot

**Tenure**  
Freehold.

**Location**  
The two sites are situated on the north and south sides of Pintail Road at its intersection with St Barnabas Road. Local shops and amenities, including Woodford Underground Station (Central Line), are available. Further communications are afforded by the A406 (North Circular Road).

**Description**  
The property comprises two irregular shaped plots, the southernmost of which surrounds 6 garages (**not** included in the sale). The land extends to approximately 0.05 hectares (0.13 acres) in total and is predominantly laid to grass.



**Accommodation**  
**Total Site Area Approximately 0.05 Hectares**  
**(0.13 Acres)**

**VAT**  
VAT is **not** applicable to this Lot.

**Two Freehold Sites**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).  
**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.